

Exeter City Council Infrastructure List

In addition to the CIL receipts set aside for spend in neighbourhoods, administration of CIL, and infrastructure elements of habitats mitigation, the City Council has made a number of CIL expenditure commitments as follows:

Infrastructure Commitment	£	Status
St. Sidwell's Point	8,000,000	Project underway
Marsh Barton Railway Station	1,300,000	Project not yet started – payable by March 2021
Sandy Park Junction Reconfiguration	1,025,000	Project complete - payable by March 2023
Monkerton to City Centre Cycle Lane (Sandrock section)	375,000	Project underway - payment timeframe yet to be formalised
Public Conveniences + Play Parks Maintenance	160,000	Project underway
Total Commitments	10,860,000	

The Council will continue to consider investment in City Centre infrastructure, which might, for example, include environmental enhancements to the High Street, or the refurbishment of the Corn Exchange. The Council will also continue to invest in major community infrastructure projects (including projects designed to improve physical activity), where beneficial using CIL receipts which are additional to those comprising the 'Neighbourhood 15%'. The Council will continue to consider school funding requirements. However, no CIL commitments have yet been made in these respects.

Looking ahead, Exeter must accommodate significant growth in coming years. It has embarked on a review of its Core Strategy, the retained parts of its Local Plan First Review, and its Development Delivery Plan. The vision and priorities expressed in the Council's Corporate Plan, and the Net Zero Exeter 2030 Plan provide local context for the review as follows:

Vision: *“By the time they are an adult, a child born in Exeter today will live in a city that is inclusive, healthy and sustainable – a city where the opportunities and benefits of prosperity are shared and all citizens are able to participate fully in the city's economic, social, cultural and civic life.”*

Corporate Plan priorities:

- Building great neighbourhoods
- Promoting active and healthy lifestyles
- Tackling congestion and accessibility

On 21st July 2020, in pursuance of the goal to make Exeter a carbon neutral city by 2030, the City Council adopted Exeter City Futures' Net-Zero Exeter 2030 Plan as Council policy, to

inform all policy documents, plans and corporate decision-making in response to the Climate Emergency.

In this broad context, Exeter's future Local Plan will be more specifically informed by the City's Objectively Assessed Housing Need, the Council's Housing Needs Survey, and the Liveable Exeter Transformational Housing Delivery Programme, which identifies the potential to deliver circa 12,000 new dwellings. Work undertaken on the Exeter Transport Infrastructure Strategy under the auspices of the National Infrastructure Commission will be important insofar as it identifies the transport interventions required to deliver growth. Affordable Housing will continue to be a Council priority, to be delivered by developers on and / or off-site through contributions secured through the Section 106 mechanism (it is currently unlawful to deliver Affordable Housing through CIL receipts).

The Liveable Exeter initiative will be the umbrella beneath which delivery of development will take place and consequently, besides Affordable Housing, the Council will otherwise prioritise expenditure of developer contributions (principally Community Infrastructure Levy receipts, but also Section 106 receipts which are not for delivering Affordable Housing) on infrastructure projects and types of infrastructure on which the development of sites identified through the Liveable Exeter Transformational Housing Programme is dependent.

Expenditure proposals will be refined as the Liveable Exeter initiative and the Local Plan review progress, and timeframes for spend will be added and refined, but it is expected that Community Infrastructure Levy receipts will be prioritised for spend on the following Liveable Exeter projects, and infrastructure projects or types of infrastructure which are necessary to deliver them.

Liveable Exeter Project	Infrastructure Projects / Types of Infrastructure (indicative – subject to ongoing refinement)	
Red Cow Village	<ul style="list-style-type: none"> • Public Realm Improvements, St. David's Station and Station to City Centre. • Managed Workspace. • Land Acquisition (for any or all of the purposes above). 	<ul style="list-style-type: none"> • Green Infrastructure + (infrastructure elements of) Habitats Mitigation in the Valley Parks, Northbrook + other locations as necessary. • Net Zero Carbon Infrastructure.
Water Lane	<ul style="list-style-type: none"> • Strategic Flood Mitigation Measures. • Relocation of WPD Bulk Supply Point. • Truncation of High Pressure Gas Main. • Primary School and Early Years Provision. • Community Facilities (potentially including Managed Workspace) • Sustainable Transport Measures, including Mobility Hub, Clapperbrook Lane Highway Improvements, Marsh Barton Railway Station Ancillary Facilities. • Public Realm Improvements. • Land Acquisition (for any or all of the purposes above). 	
Marsh Barton	<ul style="list-style-type: none"> • Strategic Flood Mitigation Measures. • Sustainable Transport Measures. • Land Acquisition (for business relocation + any other requisite purposes). 	
East Gate	<ul style="list-style-type: none"> • Public Realm Improvements. • Sustainable Transport Measures. • Managed Workspace. • Land Acquisition (for any or all of the purposes above). 	
West Gate	<ul style="list-style-type: none"> • Strategic Flood Mitigation Measures. • Sustainable Transport Measures + Public Realm Improvements. 	
South Gate	<ul style="list-style-type: none"> • Strategic Flood Mitigation Measures. • Sustainable Transport Measures + Public Realm Improvements. 	
North Gate	<ul style="list-style-type: none"> • Sustainable Transport Measures. 	
Sandy Gate (J30)	<ul style="list-style-type: none"> • Sustainable Transport Measures. 	
Wonford Integrated Health and Wellbeing Hub	<ul style="list-style-type: none"> • Redevelopment of existing sports, community centre and NHS Primary Care Centre into a single integrated health and wellbeing hub , to include: • Multipurpose community and leisure facilities • Community kitchen and garden • Integrated primary care centre • Potential mixed development including housing 	

<p>Community Sports Village (Exeter Arena and ISCA Centre site)</p>	<ul style="list-style-type: none"> • Development of the existing site to include: • Recreational and sporting cycle hub for the city • Community swimming Pool to replace the Northbrook swimming pool • New leisure centre to include sports hall, fitness suite, studios soft play, martial arts centre and multi-purpose community spaces • Multi- use Club house • Playing pitch and play area improvements 	
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In identifying these priorities for spending CIL receipts, it should be noted that there remains scope to secure contributions for the same infrastructure projects and types through the Section 106 mechanism. The Council will seek such contributions where circumstances provide for this.

It should be noted that this Infrastructure List is subject to change. The Government has stated its intention to fundamentally reform the planning system, and the outcomes of any reform may impact significantly upon the ways in which infrastructure is funded and delivered. The Council is also in the process of reviewing its CIL Charging Schedule.

Lastly, it should also be noted that while this Infrastructure List is a statement of the Council's intentions, it does not dictate how the Council must spend developer contributions, and spending priorities are likely to change in response to changing statutory and development exigencies. It is intended that this Infrastructure List will be updated annually.